



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 922 Kenton Avenue

DATE: February 20, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	922 Kenton Avenue	Neighborhood:	Bruces Park
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	25 Ft. x 100 Ft.
House Size: (Width x Depth)	19 Ft. x 43 Ft.	Square Footage:	1604 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Department of Planning and Community Development Zoning Certification for Non-Standard Lots

Applicant Information

Applicant Name:	Kebco Enterprises, Inc.	Date of Application:	January 2, 2015
Mailing Address:	P.O. Box 6749		
City, State, Zip Code:	Chesapeake, VA 23323		
Phone Number:	757-435-4305	E-Mail:	

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Proposed House Size:	19 Feet x 43 Feet	Square Footage:	1604 SF

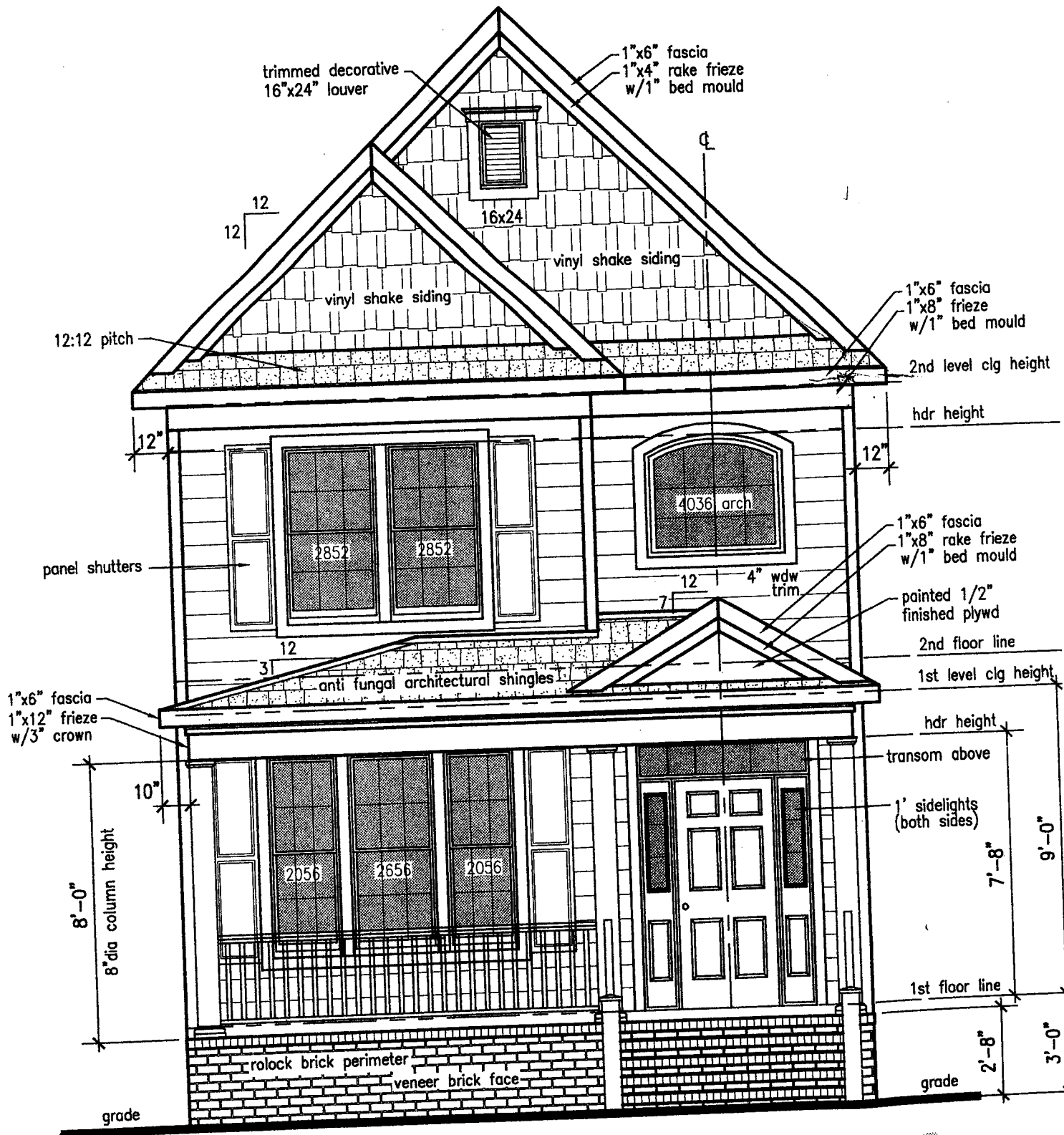
The proposed building plans and elevations for development of the site at 922 Kenton Ave. and located in the Bruces Park neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

George Homewood, AICP, Director
City Planning

BC: City Manager's Office
Planning Director
Program Manager
Building Official

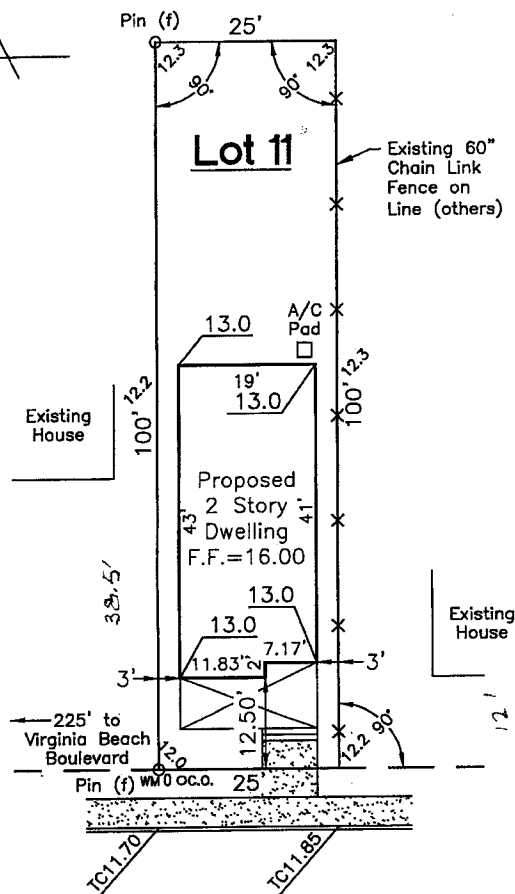
February 27, 2015
Date



• Front Elevation • $1/4" = 1'-0"$

GENERAL NOTES:

1. ELEVATIONS AS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE CITY OF NORFOLK NAVD88 (92),
2. DIMENSIONS SHOWN HEREON ARE TO FRAMING LINE UNLESS OTHERWISE NOTED.
3. THE LOWEST FINISHED FLOOR ELEVATION IS A MINIMUM (1) FOOT ABOVE THE BASE FLOOD ELEVATION FOR THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. MAP FOR THE CITY OF NORFOLK, VIRGINIA REVISED SEPTEMBER 2, 2009.
4. THE PRINCIPLE STRUCTURES SHOWN HEREON APPEAR TO FALL WITHIN ZONE X, AS SHOWN ON THE AFORESAID MAPS.
5. THERE ARE APPROVED CONSTRUCTION/LOT GRADING PLANS FOR THIS SITE.
6. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO THE EXECUTION OF THIS SURVEY.
7. NEWLY PLANTED TREES TO REPLACE EXIST. TREES REMOVED FOR CONSTRUCTION.



Kenton Avenue

*No Parking on Street
8 am to 4 pm, Mon. - Fri.



Site Plan
of
Lot 11, Block E, #922 Kenton Avenue
Boulevard Terrace
Property of J. A. Handy
Norfolk, Virginia
for
Kebco Enterprises, Inc

Michael Rheinhardt
5548 Westward Drive
Virginia Beach, Virginia

M.B. 16, Pg. 94

Date	Project	Scale:	Drawn By	Page:	Drawing Name
01-28-15		1" = 20'	JAH	1 OF 1	Kenton Ave SP.dwg